Appendix I

Assembly Bill 52 Correspondence

Town of Windsor
CALIFORNIA

Town of Windsor
9291 Old Redwood Hwy
P.O. Box 100
Windsor, CA 95492

Mayor
Rosa Reynoza

Vice Mayor, District 4
Tanya Potter

Councilmember District 1
Mike Wall

Councilmember District 3
Debora Fudge

Councilmember District 2
Sam Salmon

Town Manager
Jon Davis

Sent via Email
November 12, 2024

Cloverdale Rancheria of Pomo Indians
Patricia Hermosillo, Chairperson
555 S. Cloverdale Blvd., Suite A
Cloverdale, CA 95425
info@cloverdalerancheria.com

Subject: Tribal Consultation Request (AB52) for the Los Amigos Cottages Project at 263 Arata Lane, APN 161-020-049 (File No. 23-11)

Dear Chairperson Hermosillo,

The Town of Windsor has received an application from Ben VanZutphen to subdivide the 2.71-acre parcel located at 263 Arata Lane, APN 161-020-049, into 32 parcels. The project requires Planning Commission approval of a Tentative Subdivision Map.

The Town has not yet determined what level of environmental review is required for this project. An initial environmental study (IS) will be prepared for the project, which will determine the type of environmental review required. The Town of Windsor, as the lead CEQA agency responsible for consulting with California Native American Tribes pursuant to Public Resources Code Section 21080.3.1 and 21080.3.2 (a.k.a. AB52), is sending this letter to initiate the consultation process. This letter provides a brief description of the proposed project, its location, and lead agency contact information.

Project Location and Surrounding Area
The project site is located on the north side of Arata Lane between Highway 101 and Los Amigos Road, immediately east of New Song Church. The site is zoned Community Commercial. The proposed Quail Acres project (approximately 300 homes on 59 acres) is located north and east of the parcel. Low density residential development is located south of the site on land zoned Gateway Commercial and Village Residential. The future realignment of Los Amigos Road is located on the eastern and northern boundaries of the site. The realigned Los Amigos Road would be located in existing Town right-of-way for the road as shown in the enclosed location aerial. There are no wetlands or other waterbodies on the site. There is a drainage ditch on the south side of the project site. There are oak trees on the site, but no oak woodland. All trees, except one on the Arata Lane project frontage, are proposed to be removed.

Project Description
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subdivide the parcel into 32 lots. As a BRA, 20% of the homes must be affordable to lower income households. The project includes 25 for sale market rate homes and seven for sale homes affordable to lower income households.

Documents Enclosed

The following documents have been included to assist with your review. The biological reports and wetland delineations also include the approximately 59-acre Quail Acres site.

- Aerial/Location Map
- Parcel Detail Report
- Northwest Information Center Letter dated December 19, 2023
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- Biological Resources Addendum dated March 16, 2022
- Rare Plant Survey dated July 3, 2018
- Wetland Delineation Updated June 21, 2021
- Arborist Report dated March 25, 2024

Contact Information

The Town of Windsor lead contact for AB52 Consultation on this project is:

Kim Jordan
Planner III
9291 Old Redwood Hwy, Building 400
Windsor, CA 95492
kjordan@townofwindsor.com

Request

If the Cloverdale Rancheria of Pomo Indians tribe wishes to consult with the Town regarding the Los Amigos Cottages project, please indicate in writing via email or letter addressed to the lead agency contact provided above within 30 days (on or before December 16, 2024) and provide the name of the tribe's designated lead contact person.

If you have any questions, please feel free to contact me at (707)838-5331 or kjordan@townofwindsor.ca.gov.

Sincerely,

Kim Jordan

Kim Jordan
Planner III

Town of Windsor
CALIFORNIA

Town of Windsor
9291 Old Redwood Hwy
P.O. Box 100
Windsor, CA 95492

Mayor
Rosa Reynoza

Vice Mayor, District 4
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Councilmember District 1
Mike Wall

Councilmember District 3
Debora Fudge

Councilmember District 2
Sam Salmon

Town Manager
Jon Davis

Sent via Email
November 12, 2024

Dry Creek Rancheria Band of Pomo Indians
Sherrie Smith-Ferrie, THPO
P.O. Box 607
Geyserville, CA 95441
Sherries@drycreekrancheria.com

Subject: Tribal Consultation Request (AB52) for the Los Amigos Cottages Project at 263 Arata Lane, APN 161-020-049 (File No. 23-11)

Dear Ms. Smith-Ferri,

The Town of Windsor has received an application from Ben VanZutphen to subdivide the 2.71-acre parcel located at 263 Arata Lane, APN 161-020-049, into 32 parcels. The project requires Planning Commission approval of a Tentative Subdivision Map.

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Project Description
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Contact Information

The Town of Windsor lead contact for AB52 Consultation on this project is:

Kim Jordan
Planner III
9291 Old Redwood Hwy, Building 400
Windsor, CA 95492
kjordan@townofwindsor.com

Request

If the Dry Creek Rancheria of Pomo Indians tribe wishes to consult with the Town regarding the Los Amigos Cottages project, please indicate in writing via email or letter addressed to the lead agency contact provided above within 30 days (on or before December 16, 2024) and provide the name of the tribe's designated lead contact person.

If you have any questions, please feel free to contact me at (707)838-5331 or kjordan@townofwindsor.ca.gov.

Sincerely,

Kim Jordan

Kim Jordan
Planner III

Town of Windsor
CALIFORNIA

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Councilmember District 2
Sam Salmon

Town Manager
Jon Davis

Sent via Email
November 12, 2024

Dry Creek Rancheria Band of Pomo Indians
Chris Wright, Chairperson
1450 Airport Suite 200A
Santa Rosa, CA 95403
chrisw@drycreekrancheria.com

Subject: Tribal Consultation Request (AB52) for the Los Amigos Cottages Project at 263 Arata Lane, APN 161-020-049 (File No. 23-11)

Dear Chairperson Wright,

The Town of Windsor has received an application from Ben VanZutphen to subdivide the 2.71-acre parcel located at 263 Arata Lane, APN 161-020-049, into 32 parcels. The project requires Planning Commission approval of a Tentative Subdivision Map.

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Contact Information

The Town of Windsor lead contact for AB52 Consultation on this project is:

Kim Jordan
Planner III
9291 Old Redwood Hwy, Building 400
Windsor, CA 95492
kjordan@townofwindsor.com

Request

If the Dry Creek Rancheria of Pomo Indians tribe wishes to consult with the Town regarding the Los Amigos Cottages project, please indicate in writing via email or letter addressed to the lead agency contact provided above within 30 days (on or before December 16, 2024) and provide the name of the tribe's designated lead contact person.

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Sincerely,

Kim Jordan

Kim Jordan
Planner III

Town of Windsor
CALIFORNIA

Town of Windsor
9291 Old Redwood Hwy
P.O. Box 100
Windsor, CA 95492

Mayor
Rosa Reynoza

Vice Mayor, District 4
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Councilmember District 2
Sam Salmon

Town Manager
Jon Davis

Sent via Email
November 12, 2024

Federated Indians Graton Rancheria
Gene Buvelot
6400 Redwood Drive, Suite 300
Rohnert Park, CA 94928
gbuvelot@gratonrancheria.com

Subject: Tribal Consultation Request (AB52) for the Los Amigos Cottages Project at 263 Arata Lane, APN 161-020-049 (File No. 23-11)

Dear Mr. Buvelot,

The Town of Windsor has received an application from Ben VanZutphen to subdivide the 2.71-acre parcel located at 263 Arata Lane, APN 161-020-049, into 32 parcels. The project requires Planning Commission approval of a Tentative Subdivision Map.

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Contact Information

The Town of Windsor lead contact for AB52 Consultation on this project is:

Kim Jordan
Planner III
9291 Old Redwood Hwy, Building 400
Windsor, CA 95492
kjordan@townofwindsor.ca.gov

Request

If the Federated Indians Graton Rancheria wishes to consult with the Town regarding the Los Amigos Cottages project, please indicate in writing via email or letter addressed to the lead agency contact provided above within 30 days (on or before December 16, 2024) and provide the name of the tribe's designated lead contact person.

If you have any questions, please feel free to contact me at (707)838-5331 or kjordan@townofwindsor.ca.gov.

Sincerely,

Kim Jordan

Kim Jordan
Planner III

Town of Windsor
CALIFORNIA

Town of Windsor
9291 Old Redwood Hwy
P.O. Box 100
Windsor, CA 95492

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Councilmember District 2
Sam Salmon

Town Manager
Jon Davis

Sent via Email
November 12, 2024

Federated Indians Graton Rancheria
Buffy McQuillen
Tribal Heritage Preservation Office
6400 Redwood Drive, Suite 300
Rohnert Park, CA 94928
BMcQuillen@gratonrancheria.com

Subject: Tribal Consultation Request (AB52) for the Los Amigos Cottages Project at 263 Arata Lane, APN 161-020-049 (File No. 23-11)

Dear Ms. McQuillen,

The Town of Windsor has received an application from Ben VanZutphen to subdivide the 2.71-acre parcel located at 263 Arata Lane, APN 161-020-049, into 32 parcels. The project requires Planning Commission approval of a Tentative Subdivision Map.

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Contact Information

The Town of Windsor lead contact for AB52 Consultation on this project is:

Kim Jordan
Planner III
9291 Old Redwood Hwy, Building 400
Windsor, CA 95492
kjordan@townofwindsor.ca.gov

Request

If the Federated Indians Graton Rancheria wishes to consult with the Town regarding the Los Amigos Cottages project, please indicate in writing via email or letter addressed to the lead agency contact provided above within 30 days (on or before December 16, 2024) and provide the name of the tribe's designated lead contact person.

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Sincerely,

Kim Jordan

Kim Jordan
Planner III

Town of Windsor
CALIFORNIA

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Councilmember District 2
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Town Manager
Jon Davis

Sent via Email
November 12, 2024

Kashia Band of Stewart's Point (Pomo)
Anthony Macias, THPO
1420 Guerneville Road, Suite 1
Santa Rosa, CA 95403
Anthony@stewartspoint.org

Subject: Tribal Consultation Request (AB52) for the Los Amigos Cottages Project at 263 Arata Lane, APN 161-020-049 (File No. 23-11)

Dear Mr. Macias,

The Town of Windsor has received an application from Ben VanZutphen to subdivide the 2.71-acre parcel located at 263 Arata Lane, APN 161-020-049, into 32 parcels. The project requires Planning Commission approval of a Tentative Subdivision Map.

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Contact Information

The Town of Windsor lead contact for AB52 Consultation on this project is:

Kim Jordan
Planner III
9291 Old Redwood Hwy, Building 400
Windsor, CA 95492
kjordan@townofwindsor.com

Request

If the Kashia Band of Stewart's Point (Pomo) tribe wishes to consult with the Town regarding the Los Amigos Cottages project, please indicate in writing via email or letter addressed to the lead agency contact provided above within 30 days (on or before December 16, 2024) and provide the name of the tribe's designated lead contact person.

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Kim Jordan

Kim Jordan
Planner III

Town of Windsor
CALIFORNIA

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Councilmember District 2
Sam Salmon

Town Manager
Jon Davis

Sent via Email
November 12, 2024

Lytton Rancheria of CA (Pomo)
Brenda Tomaras, Representative
10755-F Scripps Poway Parkway #281
San Diego, CA 92131
btomoras@mtolaw.com

Subject: Tribal Consultation Request (AB52) for the Los Amigos Cottages Project at 263 Arata Lane, APN 161-020-049 (File No. 23-11)

Dear Ms. Tomaras,

The Town of Windsor has received an application from Ben VanZutphen to subdivide the 2.71-acre parcel located at 263 Arata Lane, APN 161-020-049, into 32 parcels. The project requires Planning Commission approval of a Tentative Subdivision Map.

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Contact Information

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Kim Jordan
Planner III
9291 Old Redwood Hwy, Building 400
Windsor, CA 95492
kjordan@townofwindsor.com

Request

If the Lytton Rancheria tribe wishes to consult with the Town regarding the Los Amigos Cottages project, please indicate in writing via email or letter addressed to the lead agency contact provided above within 30 days (on or before December 16, 2024) and provide the name of the tribe's designated lead contact person.

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Kim Jordan

Kim Jordan
Planner III

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Councilmember District 2
Sam Salmon

Town Manager
Jon Davis

Sent via Email
November 12, 2024

Mishewal-Wappo Tribe of Alexander Valley
Scott Gabaldon, Chairperson
2275 Silk Road
Windsor, CA 95492
scottg@mishewalwappotribe.com

Subject: Tribal Consultation Request (AB52) for the Los Amigos Cottages Project at 263 Arata Lane, APN 161-020-049 (File No. 23-11)

Dear Mr. Galbadon,

The Town of Windsor has received an application from Ben VanZutphen to subdivide the 2.71-acre parcel located at 263 Arata Lane, APN 161-020-049, into 32 parcels. The project requires Planning Commission approval of a Tentative Subdivision Map.

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kjordan@townofwindsor.com

Request

If the Mishewal-Wappo tribe wishes to consult with the Town regarding the Los Amigos Cottages project, please indicate in writing via email or letter addressed to the lead agency contact provided above within 30 days (on or before December 16, 2024) and provide the name of the tribe's designated lead contact person.

If you have any questions, please feel free to contact me at (707)838-5331 or kjordan@townofwindsor.ca.gov.

Sincerely,

Kim Jordan

Kim Jordan
Planner III